

RESOLUTION NO. 2109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND GRANTING APPROVAL, SUBJECT TO CERTAIN SPECIFIC CONDITIONS, OF THE FINAL PLAT OF HIDDEN HILLS, BEING PLANNING DEPARTMENT FILE NO. PLT-5/70-4.

BE IT RESOLVED by the City Council of the City of Kirkland as follows:

WHEREAS, pursuant to the regulations as required by the Kirkland Subdivision Ordinance No. 834, applicant has submitted for final approval a plat to be known as Hidden Hills, and identified as Planning Commission File No. PLT-5/70-4, and

WHEREAS, the Kirkland Planning Commission following public hearing held October 14, 1971, has recommended to the City Council approval of the request for said final plat, and

WHEREAS, on December 20 in regular meeting, the City Council did consider said plat, the report and recommendation of the Planning Commission, Planning Department and the statements and assurances of the applicant or his representative in attendance at said council meeting,

NOW, THEREFORE, the City Council does find the following:

1. The subdivision of Hidden Hills will temporarily be on septic tanks until sanitary sewer lines become available along 116th Avenue N.E. The developer has installed within said subdivision a dry sanitary sewer system which, however, has not been properly tested and which cannot be accepted by the City until so tested.

2. A street profile plan is on file with the City, which appears to meet the standard specifications with concrete curb and gutter. The actual street improvements cannot be made within the subdivision until the sanitary sewer system has been tested and accepted by the City.

3. A storm drainage plan is on file, but no work has been accomplished on the actual construction of this improvement.

4. A water main is in and services are provided to all lots within the subdivision. A fire hydrant has been installed adjacent to the northern portion of Lot 10.

5. Approval of the final plat for Hidden Hills should be conditioned upon:

(a) Filing with the City of Kirkland a plat bond in the amount of \$14,000. to cover the cost of installation of sanitary sewers, storm drainage and street improvements, all in conformance with Section 3.2.9-1 of Ordinance No. 834, provided, however, that said plat bond may be reduced to the amount of \$10,000. if the dry sewer system already installed is tested and found to be acceptable by the Director of Public Works for the City of Kirkland prior to the depositing of said bond with the City;

(b) No signature of any city official should be placed upon the final plat until the plat bond required has been deposited with the City.

(c) The dry sanitary sewer system installed within the subdivision shall be connected to the sanitary sewer system at such time as it becomes available to the subdivision.

(d) All of the requirements of the Subdivision Ordinance No. 834 shall be conformed to, and the plat bond required to be deposited with the City shall be conditioned upon completion and acceptance by the City of all public improvements within one year from the date of passage of this resolution.

(e) All curbs and gutters shall be constructed of concrete, and shall conform to the specifications currently used by the City of Kirkland. (Reference Planning Commission Resolution No. 70-1).

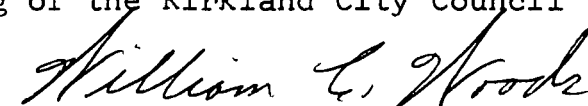
Based upon the foregoing findings, the City Council makes the following

ORDER:

1. The final plat of Hidden Hills bearing Planning Commission File No. PLT-5/70-4, applicant Donald Hill, shall be granted final approval, subject to the conditions set forth or included by reference in the foregoing findings.

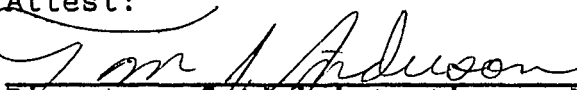
2. No City official, including the Mayor, shall affix his signature to the final plat drawing until such time as the plat bond herein required has been deposited with the City and approved by the Director of Public Services as to amount and form.

Adopted in regular meeting of the Kirkland City Council on December 20, 1971.



Mayor

Attest:



Director of Administration and Finance
(ex officio City Clerk)